

SIXTH. Lessor shall pay all taxes, assessments and other governmental or municipal charges levied or assessed upon the leased premises. If, as the same become due and payable, Lessor shall fail to pay such taxes, assessments or charges or any mortgage or other lien indebtedness and interest thereon which may be an encumbrance on the leased premises prior to this lease, Shell may pay the same, or such portion thereof as it elects to pay, charge the amount of such payment to Lessor and withhold all rentals due hereunder until Shell shall have fully reimbursed itself for all sums so paid, together with interest thereon at the rate of five per cent. (5%) per annum.

SEVENTH. No rent shall accrue or be payable under this lease if and while there shall not be in force for any cause not the fault of Shell such licenses or permits as are necessary to enable Shell or a sub-lessee or licensee of Shell lawfully to conduct to full advantage upon the leased premises the business of operating a gasoline filling and automobile service station. If at any time such licenses or permits shall be revoked or if for any other reason it shall be illegal for Shell, its sub-lessee or licensee to conduct such business upon the leased premises, and provided that such revocation or illegality shall not be caused by the fault of Shell, then Shell, at its option, may terminate this lease by giving five days prior written notice to Lessor.

EIGHTH. Lessor throughout the term of this lease shall maintain the leased premises in good condition and repair. If the leased premises are rendered unfit for occupancy, in whole or in part, by reason of fire, storm or any other cause, or if, for any other cause not the fault of Shell, Shell's possession or beneficial use of the leased premises shall be interfered with, the rent hereinabove reserved or a just and proportionate part thereof, according to the nature and extent of the injury or interference sustained, shall be suspended or abated until the leased premises shall have been restored to their former condition by Lessor, or such interference shall have ceased.

NINTH. Neither party hereto shall be required to give any notice whatsoever to the other of its intention to vacate or re-enter the leased premises at the expiration of this lease and should Shell hold over, or be permitted by Lessor to hold over, such holding over shall be solely upon the basis of a tenancy from month to month at the rental hereinabove reserved.

TENTH. Shell, at any time after the date hereof and within ninety days after the termination of this lease or after the termination of any extended term, may enter upon and remove from the leased premises any buildings, underground tanks or other property owned, built or placed thereon by it.

ELEVENTH. Shell may at any time assign this lease or sub-let all or any part of the leased premises.

TWELFTH. At the termination of this lease and subject to the privilege granted by Article Tenth hereof, Shell shall surrender the leased premises to Lessor in as good condition as they are now in or shall hereafter be put in by Lessor, excepting ordinary wear and tear, damage by fire, other casualty, civil commotion and mob violence, and as they may have been changed, altered, added to or painted by Shell as hereinabove authorized.

THIRTEENTH. Any notice hereunder from either party to the other shall be deemed sufficient if mailed by registered mail, postage prepaid, addressed to the party to whom such notice is directed at such party's above mentioned address or at such other address as shall have been substituted therefor by written notice, or if otherwise delivered to such party at such address.

FOURTEENTH. This lease merges all prior negotiations and oral and written understandings between the parties hereto with reference to the letting of the above described premises to Shell and there is no other agreement or arrangement, oral or written, with reference to said letting. This lease shall not be binding upon Shell until the delivery to Lessor of a copy thereof signed by a Vice President of Shell, or by the Manager of Operations or the Sales Manager of the Atlantic Coast Territory.

FIFTEENTH. This lease shall inure to the benefit of and be binding upon the parties hereto and their respective heirs, executors, administrators, successors and assigns.

IN WITNESS WHEREOF, the parties hereto have hereunto affixed their seals and executed this lease in triplicate the day and year first above written.

Signed, sealed and delivered

in the presence of:

L. C. Roberts
H. A. Baldrige, Jr.

Letha J. Revis (L. S.)
Letha J. Revis.

L. Schetzer
Harry Foss.

SHELL OIL COMPANY, INCORPORATED.

BY: S. Eddy
Sales Manager.

